

Send Tax Notice To:

Andy Brown & Mary Brown
1048 Eagle Point
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209
(205) 871-1440 Cartus File #3634692

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of _____ DOLLARS (\$640,000.00), and other good and valuable consideration, this day in hand paid to the undersigned **Cartus Financial Corporation, a Delaware Corporation**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Andy Brown and Mary Brown, jointly with rights of survivorship** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Madison, State of Alabama, to-wit:

Lot 1744, according to the Survey of Eagle Point 17th Sector, as recorded in Map Book 30, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 465,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 3rd day of July, 2025.

Cartus Financial Corporation, a Delaware Corporation

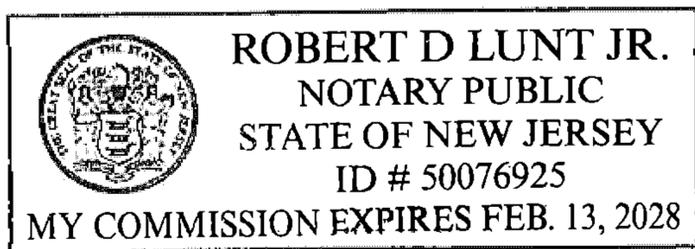
By: *Katrina Baradji*
Name: Katrina Baradji
Its: Assistant Vice President

STATE OF New Jersey)
COUNTY OF Burlington)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Katrina Baradji whose name as Assistant Vice President of Cartus Financial Corporation, a Delaware Corporation., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, _____ as such _____ and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of July, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/13/2028



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cartus Financial Corporation
Mailing Address 100 Reserve Road
Danbury, CT 06810

Grantee's Name Andy Brown and Mary Brown
Mailing Address 1048 Eagle Hollow Drive
Birmingham, AL 35242

Property Address 1048 Eagle Hollow Drive
Birmingham, AL 35242

Date of Sale July 18, 2025
Total Purchase Price \$640,000.00
or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 18, 2025

Print JEFF W. PARMER

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2025 12:54:34 PM
\$203.00 KELSEY
20250722000222210

Form RT-1

Alvin S. Bayl